

AGENDA

CHARLOTTE COUNTY CODE ENFORCEMENT BOARD MEETING

Administration Center, County Commission Meeting Room #119
18500 Murdock Circle, Port Charlotte, Florida 33948-1094

September 7, 2011, 9:00 a.m.

The Charlotte County Commission meeting room (Room #119) is accessible to the physically disabled. However, if you need assistance or require auxiliary aids and services please contact our office at 941-743-1392. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Desk. If Sound Enhancement Units are insufficient for you, please contact our office TTY # 941-743-1234.

I. CALL TO ORDER

II. ROLL CALL

III. SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY

IV. NEXT MEETING DATE

October 6, 2011, Thursday

V. APPROVAL OF MINUTES

August 3, 2011

VI. AGENDA CHANGES

To be announced

VII. CONSENT - AFFIDAVITS OF NONCOMPLIANCE FINES

All matters listed under this item are considered to be routine and action will be accomplished by one motion without separate discussion of each item. If discussion is desired by a member of the Board, that item(s) will be removed from the Consent Agenda and considered separately. **Each case has been assessed with an additional \$18.50 for the cost of recording the lien.**

A. **Case No. 2007-637B**, Donna Lee Santarone, 174 Concord Drive, N.E., Port Charlotte – Fifth Affidavit of Non Compliance - \$8,218.50. RT

B. **Case No. 2008-442B** – Andrew Walachniewicz, 1307 Tift Street, Port Charlotte – Fifth Affidavit of Noncompliance - \$33,218.50. CB

C. **Case No. 2008-567B**, Chi Lin Chiang, 5188 Anderson Road, Port Charlotte – Third Affidavit of Noncompliance - \$118.50. DD

D. **Case No. 2009-308** – Jose Feliciano, Jr. & Ewa I. Syrociak-Feliciano, 18554 Satsuma Avenue, Port Charlotte – Fifth Affidavit of Noncompliance - \$9,518.50. LR

- E. **Case No. 2009-352**, Lake Columbia Development Co., 1101 Vernon Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$12,818.50. LR
- F. **Case No. 2009-361**, Paul Brooks, 1180 Belmar Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$9,518.50. LR
- G. **Case No. 2009-407**, Lynn Geiger & Esterlita Geiger, 943 Red Bay Terrace, Port Charlotte – Second Affidavit of Noncompliance - \$9,218.50. LR
- H. **Case No. 2008-04-0013C**, Robert Perez & Sharon Perez, 3269 Daytona Drive, Port Charlotte – Affidavit of Noncompliance - \$668.50. CB
- I. **Case No. 2009-08-0154C**, Randy Lawrence & Sandra Lawrence, 2474 Celebes Court, Punta Gorda – Affidavit of Noncompliance - \$118.50. CB
- J. **Case No. 2009-10-072C**, Daniel Gerleman & Janet Hayd Gerleman, 1122 Paraclete Road, Punta Gorda – Affidavit of Noncompliance - \$118.50 CB
- K. **Case No. 2009-10-01118C**, John Cody, 167 Deerfield Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50. RT
- L. **Case No. 2009-10-0185C**, Michael Mooney, 2901 Bayberry Avenue, Punta Gorda – Affidavit of Noncompliance - \$118.50. TAG
- M. **Case No. COD-10-00572**, John Linscott & Trista Linscott, 2464 Deedra Street, Port Charlotte – Third Affidavit of Noncompliance - \$4,358.50. RL
- N. **Case No. COD-10-00615**, Leonard Harding & Clarissa Harding, 21170 Glendale Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$7,118.50. RL
- O. **Case No. COD-10-00642**, Sharon Zeller & BAC Home Loans Servicing, LP, 21123 Gephart Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$4,518.50. RL
- P. **Case No. COD-10-00730**, Jack Delaney & Esther Delaney, 881 Riviera Lane, Port Charlotte – Second Affidavit of Noncompliance - \$12,618.50. LR
- Q. **Case No. COD-10-00780**, Lajos Szathmari, 3193 Crestwood Drive, Port Charlotte – Third Affidavit of Noncompliance - \$3,570.50. RL
- R. **Case No. COD-10-00798**, Marvin Rodriguez & Laura Rodriguez, 1668 Hayworth Road, Port Charlotte – Affidavit of Noncompliance - \$607.82. CB
- S. **Case No. COD-10-00836**, David Allen Crane & Wachovia Bank, National Association, 3381 Maple Terrace, Port Charlotte – Second Affidavit of Noncompliance - \$5,738.50. RL

- T. **Case No. COD-10-00932**, Barbara MaQueira Boncompte, 3380 & 3388 Port Charlotte Boulevard Port Charlotte – Second Affidavit of Noncompliance - \$643.50. RT
- U. **Case No. COD-10-00953**, Steven Blake & Heather Julian, 3397 Croton Terrace, Port Charlotte – Second Affidavit of Noncompliance - \$138.50. TAG
- V. **Case No. COD-10-00977**, Linda Nicholson, 21306 Stillwater Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$6,138.50. RL
- W. **Case No. COD-10-01010**, Joseph Gaeta, WM Specialty Mortgage, LLC & JPMC Specialty Mortgage, LLC, 22241 Beverly Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$3,438.50. RL
- X. **Case No. COD-10-01013**, Brian Schebel, Jennifer Walker, & LaSalle Bank National Association, 21354 Percy Avenue, Port Charlotte – Affidavit of Noncompliance - \$488.50. RL
- Y. **Case No. COD-10-01077**, Anthony Gubler & Juana Gubler, 21930 Calvin Lane, Port Charlotte – Affidavit of Noncompliance - \$118.50. RL
- Z. **Case No. COD-10-01079**, Robert Reeves, Mary Reeves, & Wells Fargo Bank, 21923 Calvin Lane, Port Charlotte – Second Affidavit of Noncompliance - \$5,368.50. RL
- AA. **Case No. COD-10-01291**, Alfonso Lloyd & Avril Lloyd, 21929 Felton Avenue, Port Charlotte - Affidavit of Noncompliance – \$168.50. RL
- BB. **Case No. COD-10-01310**, Bret Lang & Darlene Lang, 21256 Edgewater Drive, Port Charlotte – Affidavit of Noncompliance - \$606.00. RT
- CC. **Case No. COD-10-01336**, Maurice Richard, 3237 Easy Street, Port Charlotte – Affidavit of Noncompliance - \$158.50. RL
- DD. **Case No. COD-10-01337**, Kevin Barnard & Cindy Barnard, 3273 Easy Street, Port Charlotte – Affidavit of Noncompliance - \$608.50. RL
- EE. **Case No. COD-10-01496**, Mark Williams, 22111 Marshall Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50. RL
- FF. **Case No. COD-10-01515**, Eric S. Rajnish, 22448 Hernando Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50. CB
- GG. **Case No. COD-10-01552**, Joy Snead & Countrywide Home Loans, Inc., 3325 Normandy Drive, Port Charlotte – Affidavit of Noncompliance - \$518.50. RL

- HH. **Case No. COD-10-01782**, Matthew Berleue & Kristen Berleue, 20407 Spangler Terrace, Port Charlotte – Affidavit of Noncompliance - \$718.50. RL
- II. **Case No. COD-10-01863**, Fred Avila, 2134 Starlite Lane, Port Charlotte– Affidavit of Noncompliance - \$558.50. RL
- JJ. **Case No. COD-11-00149**, Charles Klaes & Karen Kleas, 18191 Summerdown Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50. LR

VIII. OLD BUSINESS

- A. **Vacate Order issued by the Board on November 3, 2010**, due to the wrong amount listed on the Fifth Affidavit of Non-Compliance. Case No. 2007-637B, Donna Lee Santarone, 174 Concord Drive, N.E., Port Charlotte – Fifth Affidavit of Non Compliance - \$7,068.50 RT

IX. NEW BUSINESS

- A. **Case No. COD-11-01159**, Michael Minogue & Shirley Minogue, 409 Hyacinth Street, Port Charlotte [FBC Sections 105.4 & 109.3] Served TB
- B. **Case No. COD-11-00925**, Jerry Cissne & Wachovia Mortgage, 29323 Pelican Drive, Punta Gorda, [Sections 3-2-115, 3-9-30(d), & 3-9-82.1; & FBC Sections 105.4, 109.3, & 424.17.1] Served TAG
- C. **Case No. COD-10-01556**, Gary Malicki, 340 Dalton Boulevard, NE, Port Charlotte [FBC Sections 105.4 & 109.3; & IPMC Sections 102.2, 108.1.3, 301.2, 304.7, 304.9, 304.13.2, 505.1, 604.3, & 702.4] Served RT
- D. **Case No. COD-11-01415**, Mary Pantelis-Alessio, 4062 Gardner Drive, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Sections 301.2 & 302.7] Served RT
- E. **Case No. 2008-12-0131C**, Community Designs, LLC, Thomas Graham, & T. Graham Construction, 18089 Cochran Boulevard, Port Charlotte [FBC Sections 105.4 & 109.3] Served LR
- F. **Case No. 2008-12-0132C**, Community Designs, LLC, Thomas Graham, & T. Graham Construction, 18081 Cochran Boulevard, Port Charlotte [FBC Sections 105.4 & 109.3] Served LR
- G. **Case No. COD-10-00478**, Allen Walcott & Beverlin Walcott, 3173 Pellam Boulevard, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1; & FBC Sections 105.4 & 109.3] Served LR

- H. **Case No. COD-10-00479**, Allen Walcott & Beverlin Walcott, 3165 Pellam Boulevard, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1; & FBC Sections 105.4 & 109.3] Served LR
- I. **Case No. COD-10-01235**, Dzintars Belyaks & Angelika Belyaks, 18504 Satsuma Avenue, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), & 3-9-82.1; FBC Section 105.1; & IPMC Sections 301.2, 301.3, & 302.1] Served LR
- J. **Case No. COD-10-01419**, Terry Davis, Jr. & Sally Nickeson, 3686 Dunreath Road, Port Charlotte [Section 3-9-5(b) & FBC Section 105.1] Served LR
- K. **Case No. COD-11-00582**, Robert Zhun, 19495 Midway Boulevard, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1; FBC Section 424.17.1; IPMC 301, 302.1, 302.7, 303.1, 304.2, 304.6, 304.8, 304.9, & 304.10] Served LR
- L. **Case No. COD-11-00708**, Dean Holterman & Peter Benedetti, 18013 & 18023 Lake Worth Boulevard, Port Charlotte [Sections 3-2-189, 3-5-91, 3-6-21, 3-9-32(d), 3-9-82.1, & 3-9-91] Served LR
- M. **Case No COD-10-00896**, Hubert Frey, 23008 Jumper Avenue, Port Charlotte [Sections 2-5-72 & 3-9-5; & FBC Section 105.1; & IPMC 301.2, 301.3, 304.1, 304.2, 304.6, 304.9, & 304.13] Served CB
- N. **Case No. COD-10-01171**, 26546 Trinilas Land Trust, Shantel Holding, Inc., a Florida Corporation, as Trustee Under Trust dated March 18, 2005, 26546 Trinilas Drive, Punta Gorda [Section 3-9-32(d); FBC Section 424.2.17; & IPMC Sections 303.1 & 303.2] Served CB
- O. **Case No. COD-10-01388**, Peter Phung, 27226 Sunnybrook Road, Port Charlotte [Sections 2-5-72, 3-9-33(d), & 3-9-82.1; & IPMC Sections 301.2, 301.3, 304.1, 304.6, 304.18, 305.1, 308.1, & 605.1] Served CB
- P. **Case No. COD-10-01731**, Gaetjens Polynice & Margareth Polynice, 23256 Peachland Blvd, Port Charlotte [FBC Sections 105.4 & 109.3] Served CB
- Q. **Case No. COD-11-000960**, John Cella, 2297 Montpelier Road, Punta Gorda [FBC Sections 105.4 & 109.3] Served CB
- R. **Case No. 2009-379**, Anil Malik, 10494 Atenia Street, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1; & FBC Sections 105.4 & 109.3] Served DN
- S. **Case No. 2009-380**, Robert Swint & Debora Swint, 15160 Lakeland Circle, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1; & FBC Sections 105.4 & 109.3] Served DN
- T. **Case No. 2008-08-0260C**, Michael Smith & Cheryl Smith, 8894 Gulf Street, Placida [Section 3-9-5(b) & FBC Sections 105.1] Served DN

- U. **Case No. 2008-08-0261C**, David Roberts & Pamela Roberts, 8878 Bay Street, Placida [Section 3-9-5(b) & FBC Section 105.1] Served DN
- V. **Case No. COD-11-00320**, Orville Lohr & Jane Lohr, 117 Sportsman Road, Rotonda West [Section 3-9-5(b) & FBC Section 105.1] Served DN
- W. **Case No. COD-10-01036**, Florida First Escrow Company, as Trustee for the 3365 Snake River Trust dated January 1, 2002, 3365 Maple Terrace, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1; FBC Sections 105.4 & 109.3; & IPMC Sections 301.2, 304.1, 304.2, 304.6, 304.10, 304.13, & 304.13.1] Served RL
- X. **Case No. COD-10-01773**, Astrid Caragol, 22080 Belinda Avenue, Port Charlotte [Sections 3-9-32(d) & 3-9-91; & FBC Sections 105.4 & 109.3] Served RL
- Y. **Case No. COD-11-00686**, Bruce Vilardi, 22129 Midway Boulevard, Port Charlotte [Sections 2-5-72 & 3-9-5(b); & FBC Section 105.1; & IPMC Sections 301.2, 301.3, 302.3, 302.5, 302.7, 304.2, 304.6, 304.7, 304.13, 304.13.2, 304.15, 305.1, 305.3, & 309.1] Served RL
- Z. **Case No. COD-11-01138**, Joseph Caprarella, Sr. & Lise Caprarella, 21259 Coulton Avenue, Port Charlotte [Section 3-9-5(b); FBC Section 105.1; & IPMC Sections 301.2, 304.2, 304.6, 304.7, 304.9, 304.13, & 304.15] Served RL
- AA. **Case No. COD-11-01189**, Christine Marfut, 21219 Glendale Avenue, Port Charlotte [Sections 3-9-32(d), 3-9-85, & 3-9-91; & FBC Sections 105.4 & 109.3] Served RL
- BB. **Case No. COD-11-01221**, Carlos Benitez, 21148 McGuire Avenue, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Sections 109.2, 109.4, 109.5, 301.2, 301.3, 304.1, 304.2, 304.13, 304.13.1, 304.14, & 304.15] **Not Served** RL
- CC. **Case No. COD-11-01223**, Joelle Cadet & HSBC Bank USA, National Association, as Trustee for ACE Securities Corp Home Equity Loan Trust, Series 2006-NCS Asset Backed Pass-Through Certificates, 22126 Gatewood Avenue, Port Charlotte [Sections 2-5-72, 3-2-214, 3-2-215, 3-9-32(d), 3-9-82.1; & IPMC Sections 301.2, 301.3, 302.1, 302.7, 304.1, 304.2, 304.6, 304.7, 304.13, 304.13.1, & 304.15] Served RL
- DD. **Case No. COD-11-01227**, Tina Clevinger, 22147 Belinda Avenue, Port Charlotte [IPMC Sections 109.2, 109.4, 109.5, 301.2, 301.3, 302.7, 304.2, 304.6, 304.7, 304.13, 304.13.1, 304.15, 305.1, 305.3, & 604.3] Served RL

- EE. **Case No. COD-11-01233**, Dalton Williams & Keneisha Childs, 22119 Felton Avenue, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1; & IPMC Sections 301.2, 301.3, 302.1, 302.7, 304.1, 304.2, 304.6, 304.7, 304.9, 304.13, 304.13.1, 305.1, 305.3, & 604.3] Served RL
- FF. **Case No. COD-11-01244**, Placido Amendolia, 21551 Kenyon Avenue, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1; & IPMC Sections 301.2, 301.3, 302.1, 302.5, 304.1, 304.7, 305.3, 309.1, & 309.2] Served RL
- GG. **Case No. COD-11-01425**, Daniel Larsen & GMAC Mortgage, 3408 Easy Street, Port Charlotte [Sections 3-9-32(d), 3-9-61, 3-9-82.1, & 3-9-91] Served RL

X. **STAFF AND BOARD MEMBER COMMENTS**

XI. **ADJOURNMENT**

If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.